



**CITY OF SOUTH DAYTONA
SPECIAL MASTER CODE ENFORCEMENT
AGENDA**

Thursday, May 9, 2024 at 9:00 AM

CITY COUNCIL CHAMBERS

1672 S. Ridgewood Avenue, South Daytona, Florida

Notice is hereby given that the City of South Daytona's Special Master Hearing will hold a Public Hearing at the CITY COUNCIL CHAMBERS, 1672 S. Ridgewood Avenue, South Daytona, Florida at 9:00 a.m., to hear the following subjects:

AGENDA ITEM:

- Item 1: CALL TO ORDER**
Item 2: PLEDGE OF ALLEGIANCE
Item 3: OATHS OF THE CITY OFFICIAL, RESPONDENTS AND WITNESSES
Item 4: APPROVAL OF MINUTES: April 11, 2023

OFFICIAL BUSINESS:

- Item 5: APPEAL:**

Case: 240300154 **Owner:** Dombrowski, John

Address: 2111 Brian Avenue, South Daytona, FL 32119 **Parcel Number:** 534211000150

VIOLATION(S):

1. City of South Daytona Code of Ordinances Section 4-47. Required. Any person owning, keeping, harboring or having custody of any dog or cat over six (6) months of age within this city must obtain a license as herein provided.
2. City of South Daytona Code of Ordinances Section Sec. 4-56. Tags required. Upon acceptance of the license application and fee, the licensing authority shall issue a durable tag stamped with an identifying number and the year of issuance. Tags should be designed so that they may be conveniently fastened or riveted to the animal's collar or harness.

Request to Appeal Citation

- Item 6: NEW BUSINESS:**

Case: 24-000045 **Owner:** VERSO SUB III LLC

Address: 2739 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 533306000010

VIOLATION(S):

1. International Property Maintenance Code 302.4, Weeds
Comments: Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, , excluding trees or shrubs (but including invasive trees or shrubs) provided; however, this term shall not include cultivated flowers and gardens
2. Land Development Code 5.6(e)(5)(a), Fence Condition
Comments: All fences shall be maintained in their original upright condition.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case: 24-000046 **Owner:** VERSO SUB III LLC

Address: 2737 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 533306000012

VIOLATION(S):

1. International Property Maintenance Code 302.4, Weeds

Comments: Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, , excluding trees or shrubs (but including invasive trees or shrubs) provided; however, this term shall not include cultivated flowers and gardens

2. Land Development Code 5.6(e)(5)(a), Fence Condition

Comments: All fences shall be maintained in their original upright condition.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case: 24-000103 **Owner:** Covington, Sylvester & Garrette

Address: 13 Sandusky Circle, South Daytona FL 32119 **Parcel Number:** 533406000050

VIOLATION(S):

1. International Property Maintenance Code 304.2, Protective Treatment

Comments: Exterior surfaces, including but not limited to, doors, door and windows frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

2. International Property Maintenance Code 302.7, Accessory structures

Comments: Garages, fences and walls must be maintained and in good repair.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case: 24-000146 **Owner:** ORF VII Sunshine Plaza LLC

Address: 2400 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 534408030010

VIOLATION:

1. Special Event 5.6(A)(10), Special Event

2. Special Event Permit Application 5.6(A)(10)(B), Special Event Permit Application

Comments: Special Event Application was not submitted to City.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Item 7: OLD BUSINESS:

Item 8: NEXT MEETING: June 6, 2024

Item 9: ADJOURNMENT

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or council with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with a disability needing a special accommodation to participate in the meeting should contact the Deputy City Clerk's Office no later than 72 hours prior to the proceedings. The Deputy City Clerk can be reached by mail at 1672 S. Ridgewood Avenue, South Daytona, Florida 32119 or by telephone at (386) 322-3011 or by email at bwitte@southdaytona.org.